

EQUAL TAXATION URGED
Mayors Unanimously Call It
Greatest Need of Cities.
SUNDAY BALL FAVORED

Conference Committee Recom-
mends Passage of Optional
Charter Bill at Special
Session.

[By Telegram to The Tribune.]
Binghamton, N. Y., June 6.—Each official attending the fourth annual conference of mayors and other municipal officials was invited to tell the greatest need of his city at today's meeting. There was great applause when Mayor O'Neill, of Auburn, declared emphatically for Sunday baseball for the workingman, and added that his city's greatest need was not interference with rights and privileges that belong to the people.

While all the mayors did not agree with O'Neill's views, they were unanimously in favor of equalized local assessments as the greatest need of all cities.

The Mayors' Advisory Committee reported that it had organized a committee of city planning experts, consisting of Arnold W. Brunner, chairman of the Fifth Avenue Commission, New York; Nelson P. Lewis, chief engineer, New York Board of Estimate and Apportionment; Edward Green, architect, Buffalo; Daniel L. Turner, deputy engineer, Public Service Commission, and Charles D. Lay, former landscape architect for New York City.

The committee on legislation recommended that the conference ask Governor Sulzberger to include in his message to the Legislature at the coming special session a recommendation that the optional city charter bill, introduced by Senator Roosevelt at the regular session, be enacted into law. This bill provides that whenever a city becomes dissatisfied with its present charter it may by referendum adopt one of six ready-made plans of government without legislative action.

The committee appointed at the last conference to draft a plan for the establishment and operation of a state bureau of municipal information recommended that the bureau be established in Albany. Cyrus C. Miller, President of the Borough of The Bronx, declared that the problem for the city in the reduction of the cost of living is mainly one of local distribution. "The city can help to cut the cost of the necessities of life," he said, "by providing terminal markets, by supervising and inspecting the marketing so that the interests of all are safeguarded; by giving publicity to market conditions, so that the people can market more intelligently; by educating our youth to the dignity and importance of agriculture; and by aiding nearby farmers to improve production and to market their goods advantageously."

Daniel D. Turner, of New York, advocated municipal ownership and private operation as the only rational solution of the municipal transportation problem. "It is the only method by means of which the community can utilize its transit facilities," he said, "to develop and enhance the wealth of a city and to provide the city with adequate service."

Professor Whipple, of Harvard University, was among the other speakers. He discussed "Sewage Disposal."

MISCELLANEOUS LEASES.
H. C. Senior & Co. leased for Robert W. Thompson the dwelling house No. 24 West 27th street, for ten years, to Grace E. Neuberth, as an institute for medical baths.

Moore, Schutte & Co. leased for the Grayson Investing Company the dwelling house No. 539 West 143d street, to a client for a term of years.

SELIS BRONX APARTMENT.
An investor has bought for cash from Edwin Stern Nos. 624, 625 and 626 Kelly street, three four story apartment houses, on plot 100x100 feet. They are located on the east side of the street, about midway between Longwood and Intervale avenues, and close to the subway station at 162d street.

OLD FIRM TO MOVE.
The J. Romaine Brown Company will move its offices to-day from No. 105 West 40th street and No. 35 Liberty street to No. 259 Madison avenue, corner of 41st street. The company has been prominently identified with real estate in New York since 1856, and on account of its increasing business has taken larger and more central offices.

LEASE FIFTH AVENUE BUILDING.
Leo J. Fischel and Stephen H. Tyng, Jr., & Co. have leased from the plans the first and second floors in the five story building to be erected at No. 223 to 227 Fifth avenue, between 32d and 33d streets, by William Waldorf Astor.

HARDWARE CENTRE LEASE.
At a rental aggregating approximately \$500,000 four upper floors in the twelve story building being erected by the Bradstreet Company at the northwest corner of Lafayette and Howard streets were rented yesterday by the Charles F. Noves Company to the Industrial Press. The lease covers about 40,000 square feet of space and is for twenty-one years, beginning November 1.

BROKERS IN RECENT LEASE.
Pease & Elliman negotiated the recently reported lease of Kall's restaurant, at No. 14 to 18 Park place, to the Astor-Rotunda Company, composed of Stephen P. O'Brien, head waiter of the old Astor, and Pease & Elliman, for twenty-six years, and associates. The lease is for twelve years at an aggregate rental of about \$25,000.

RENTS NEWPORT COTTAGE.
DeBlois & Eldridge have rented for Frank J. Corridon his cottage on Russell avenue, Newport, R. I., to D. J. O'Connell, of Manhattan, for the season.

REALTY NOTES.
William R. Moore negotiated the sale of No. 40 Sixth avenue for Walter I. Scott and others to Bernard M. Baruch, recorded yesterday.

John J. Kavanagh was the broker in the recent sale of the dwelling house No. 66 East 77th street to Ada Vezin.

Harriet C. D. Carter is the buyer of the dwelling house No. 114 Madison avenue, resold recently by William R. Finn through John J. Kavanagh. Title passed yesterday.

Lowman represented the Plainfield Estates in the recent sale of Nos. 61 and 103 West 176th street to William A. Towne, who gave for the property a plot at the southeast corner of Boston Road and Pease street.

Goodwin & Goodwin have been appointed agents of the houses Nos. 25 and 27 West 117th street.

IN REAL-ESTATE MARKET

JOHN JACOB ASTOR ESTATE BUYS

Purchases Eighteen Morris Park Lots to Square Its Tract
Adjoining Former Racecourse.

The John Jacob Astor estate squared out its holdings opposite Bronx Park yesterday by the purchase of eighteen lots. They are interior parcels and have no street frontage. E. D. Coulter represented the estate in the purchases. While the lots were bought collectively, it will not prevent the Astor estate from paying the \$15 auctioneer's fee which goes with the selling of a lot; so, therefore, the estate will pay \$275 for such service. On block 75, lots 11 to 28 were the parcels purchased by Mr. Astor.

Fully one thousand persons attended the sale in the evening; 28 lots were sold for \$233,145, an average of \$1,048 a lot. The grand total of lots disposed of so far is 1,838 for \$1,924,525, and the grand average \$1,048.

J. Romaine Brown & Co., representing J. H. Schwartz, purchased the southwest corner of Radcliff and Morris Park avenues, a plot 100x100 feet, for \$3,000, and Sigmund Klein the plot 100x125 feet adjoining on Bogart avenue for \$10,000.

The sale to-day will begin at 10:30 in the morning, at which session the clubhouse property will be sold.

A good crowd was in attendance at the afternoon session, at which 204 lots were disposed of for \$206,825, showing an average of almost exactly \$1,000 a lot.

Claus Block, of No. 102 Buffalo avenue, Brooklyn, purchased the entire block 56, bounded by Mulner, Lydig, Neil and Bogart avenues, for \$12,500.

The southwest corner of Colden and Lydig avenues sold for \$1,375, and the adjoining lots on Lydig avenue for \$500 each.

Lalley, the well known brewer of Bridgeport, bought the whole of block 70 A, bounded by Paulding, Colden and Woodmansten Place, with the exception of lot No. 1, for \$14,075. Lot No. 1 on this block sold for \$1,100; lots Nos. 2, 3 and 4, fronting on Colden avenue, for \$500 each; lots Nos. 5, 6 and 7, for \$1,300 each; lot No. 8, for \$1,500; lot No. 9, for \$1,175; lot No. 10, for \$1,200; lot No. 11, for \$1,000, and lot No. 12, for \$1,000.

Goldfield Stecker purchased on block 31, bounded by Colden, Paulding, Rhineland and Morris Park avenues, lot 17 to 29 for \$12,500. For the southeast corner of Rhineland and Colden avenue he gave \$1,500, and for two lots adjoining, on Rhineland avenue, he gave \$1,000 each. He paid \$500 and \$500, respectively, for adjoining lots on Colden avenue.

Jacob Marquardt bought eight lots on block 13, on the south side of Van Nest avenue, between Colden and Paulding avenues. For lot 25 he gave \$1,000, and for lot 26, at the corner, \$1,750; for lots 27, 28, and 29 he paid \$1,000 each, and for lots 30, 31 and 32, fronting on Van Nest avenue, he gave \$1,400; lot No. 33, another corner, he got for \$5,000, and lot No. 34, adjoining, cost him \$1,300.

Mrs. Earl Vogel gave \$3,625 for the southwest corner of Pelham Parkway and Matthews avenue, and \$2,500 for the lot adjoining, a total of \$6,125 for both lots. The southeast corner of Lydig and Hone avenues went for \$2,000, and the southwest corner of Lydig and Lutting avenues for \$1,725. Inside lots on Hone avenue, between Lydig and Neil avenues, brought from \$1,100 to \$1,175. The northeast corner of Neil and Hone avenues sold for \$1,725, and the northwest corner of Neil and Lutting avenues for \$1,000. Inside lots on Neil avenue, between Hone and Lutting avenues, went for from \$1,000 to \$1,025.

MT. SINAI HOSPITAL BUYS
Gets More Property for Additional Buildings Planned.

The Mount Sinai Hospital yesterday purchased the two five story flat houses Nos. 21 and 23 East 90th street, and now controls the block bounded by Fifth and Madison avenues, 90th and 100th streets, just south of the block occupied by the hospital, with the exception of the Madison avenue corners and the south corner on Fifth avenue. The trustees have in view a plan for the erection of several additional buildings, the cost of which is to be defrayed by Adolph Lewishohn, the banker.

The property just acquired was secured for the hospital by the Maximilian Morgenthau, Jr., Company and Arnold, Byrne & Baumann, from the owner, Max S. Korn. The hospital's holdings in this block now comprises a frontage of 125 feet on 90th street, 100.11 feet on Fifth avenue and 50 feet on 100th street, all of which is vacant, save for three flat houses along the side of the two just acquired. The latter houses have been leased temporarily to a client of Everett M. Seixas & Co., pending the perfection of the plan for the proposed improvements.

The buildings the trustees have in mind to erect include a pathological laboratory, a dispensary for children, a children's hospital and a special clinical building, designs for which are being prepared by Arnold W. Brunner and will probably be executed some time this summer.

BROOKLYN SALES.

The Bulkley & Horton Company has sold No. 30 St. Mark's avenue, a three story and basement dwelling house, on lot 20x100 feet, for A. Braun to a client for occupancy.

John F. Burke sold for a client the two story and cellar brick dwelling house No. 86 72d street, on lot 20x100 feet, to a buyer, who will occupy.

Charles E. Rickerson has sold for Katherine T. Mawer No. 41 St. John's Place, a three story dwelling house, to a client for occupancy.

Westervelt Prentice has sold for Mrs. Adele Roberts No. 181 Ten Eyck street, a three story tenement house, on lot 20x100 feet, to an investor.

In the Park Slope section Edward Butler has sold No. 306 Sterling Place, a three story dwelling house, near Vanderbilt avenue; Andrew Maurer sold No. 282 Park place, near Vanderbilt avenue, a three story dwelling house, and No. 296 Park place, near Vanderbilt avenue, a three story dwelling house, has been sold by E. J. Schrymmer.

BUYER OF IRVINGTON PROPERTY.
The purchaser of the former corner place of David Dows, known as Charlton House, at Irvington, N. Y., reported resold a few days ago by Samuel A. Herzog, is Adam K. Luke. The dwelling house No. 338 West 85th street was given in exchange. Douglas Elliman & Co., Kenneth Ives & Co. and Fish & Marvin were the brokers.

ASTORIA LOT SALE TO-DAY.
On the premises at 2 p. m. to-day Bryan L. Kennelly will offer at auction 230 lots in the Astoria section of Long Island City for the estate of Chauncey S. Truax.

Bulletin, June 7th
Morris Park Race Track
Auction Sale
Authorized by State of New York Banking Department

To the Public:

Do You Realize
That Lots Valued at \$1,500 Are Selling for \$700 to \$800
" " " " \$2,000 " " \$1,000 to \$1,200
" " " " \$3,500 " " \$1,750

If You Think this is a mere advertising statement, go up yourself—investigate—find out what lots are selling for in the neighborhood—compare them with these—see the ridiculous prices these Morris Park lots are bringing compared to their actual value.

Then Think of Their Value

in the future, with the growth of population and new subways within two years, in addition to their present unusual transit facilities.

If you have just plain, ordinary common sense you must appreciate this opportunity to make money!

Many have taken advantage of it, and we know of a number of buyers who have made profits and many more who have refused to take profits offered to them.

TO SPECULATORS:

This is your chance if ever there was one!

You who know the value of the property know that it is selling at a lower price to-day, after thousands have been spent on it, than it sold for as a whole acreage tract, ten years ago.

This is due to the fact that so many lots have to be marketed at one sale, to help pay the creditors of the failed Banks.

"Well bought is half sold." You can go in here and buy with safety and resell quickly at a profit.

You know that with rapid transit coming, with the ridiculous prices the lots are selling for and with the tremendous advertising the district has had, that hundreds will want to buy after the sale is over who have not taken advantage and bought at the sale.

That always is the way, always will be the way, and that is your chance for quick profits.

What risk do you take? You know from past experience that the minute the Subway is opened the values will double and triple.

The terms are certainly easy enough. The lots are going to be developed almost immediately. A contract has already been made to dig cellars on lots purchased. Get busy!

Some of the choicest lots are going to be offered Today, including the Club House and four dwellings.

GO TODAY! The Sale is Now Drawing to a Close!

10:30 A. M. Sale Commences. 8:00 P. M. Eve'g Session Begins.
6:30 P. M. Recess for Dinner. 10:00 P. M. Sale Ends for the Day

Today's Offering Will Include Lots in All Sections of the Property, in the Following Blocks:

No. 8 No. 10 No. 40 No. 46 No. 57
No. 9 No. 28 No. 45 No. 52 No. 66

70% Can Remain on Mortgage. This Means \$210 Will Buy a Lot Selling for \$700
" " \$300 " " " " \$1,000, Etc.

Titles Insured Free by Lawyers' Title Ins. and Trust Co.
Savings Bank Books Will Be Taken as Deposit on the Purchase of Lots

To Get to Morris Park Race Track, take:
The Subway (Bronx Park Trains) to 177th Street or 180th Street station. At 177th Street take station of the New York, Westchester and Boston Railroad, and thence to the property.
The Second or Third Avenue Elevated Railroad to 129th Street, thence by New York, Westchester and Boston Railroad, or via New York, New Haven and Hartford Railroad, connect with all Elevated and Subway lines either at 129th, 135th or 145th Street and transfer to Morris Park cars.

Send for maps and particulars to
J. Clarence Davies, 149th St. and 3d Ave., New York City Joseph P. Day, 31 Nassau St., New York City
Agents and Auctioneers

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Monahan Express Company, Owners.

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ELEVEN-ROOM DETACHED HOUSE, large porch, handsomely furnished, June 15 to Sept. 15, reasonable rent. 608 East 22d Brooklyn. Tel. 4305 W. Flatbush.

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